

050.A

0001

0038.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

186,800 / 186,800

USE VALUE:

186,800 / 186,800

ASSESSED:

186,800 / 186,800



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
38		RUSSELL PL, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SUAREZ VIVIAN	
Owner 2:		
Owner 3:		

Street 1: 38 RUSSELL PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: RUSSELL PLACE DEV -

Owner 2: -

Street 1: 394 LOWELL ST SUITE 16

Twn/City: LEXINGTON

St/Prov: MA Cntry:

Postal: 02420

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1569 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0 Sq. Ft.	Site			0	0.	0.00	7511													G5	1.		

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code										Land Size				Building Value	
102										Yard Items				Land Value	
0.000										Total Value					
186,800															

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																										
Type: 8	- Condo TnHs.			Full Bath: 1	Rating: Very Good																																	
Sty Ht: 0	- 1 St condo			A Bath: 1	Rating:																																	
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																																	
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																																	
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																																	
Prime Wall: 2	- Clapboard			A HBth: 1	Rating:																																	
Sec Wall: 1	%			OthrFix: 1	Rating:																																	
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																																		
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1																														
Color: YELLOW				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																		
View / Desir:				Fpl: 1	Rating:			Other																														
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:			Upper																														
Grade: B- - Good (-)				<b>CONDOS INFORMATION</b>				Lvl 2																														
Year Blt: 2003	Eff Yr Blt:			Location: 1				Lvl 1																														
Alt LUC:	Alt %:			Total Units: 1				Lower																														
Jurisdct: G6	Fact: .			Floor: 1				Totals	RMs: 3	BRs: 1	Baths: 1	HB: 1																										
Const Mod:				% Own: 0.842000008				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																										
Lump Sum Adj:				Name: 1				Exterior:	No Unit	RMS	BRS	FL																										
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	3	1																											
Avg Ht/FL: STD				Functional:				Additions:																														
Prim Int Wall: 2	- Plaster			Economic: X	- Restricted			Kitchen:																														
Sec Int Wall: 10	- None			Special:				Baths:																														
Partition: T	- Typical			Override:				Plumbing:																														
Prim Floors: 3	- Hardwood			Total: 73.34			Electric:																															
Sec Floors: 4	- Carpet			%			Heating:																															
Bsmnt Flr: 12	- Concrete			%			General:																															
Subfloor:							<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																											
Bsmnt Gar:							Basic \$ / SQ: 245.00	Rate	Parcel ID	Typ	Date	Sale Price																										
Electric: 3	- Typical						Size Adj.: 0.88240921																															
Insulation: 3	- Typical						Const Adj.: 1.04469740																															
Int vs Ext: S							Adj \$ / SQ: 225.853																															
Heat Fuel: 2	- Gas						Other Features: 45049																															
Heat Type: 15	- H.V.A.C						Grade Factor: 1.21																															
# Heat Sys: 1							NBHD Inf: 1.45000005																															
% Heated: 100							NBHD Mod:																															
Solar HW: NO							LUC Factor: 1.00																															
% Com Wall							Adj Total: 700770																															
<b>MOBILE HOME</b>				Make:			WtAv\$/SQ:		AvRate:		Ind.Val:																											
				Model:			Juris. Factor: 1.00																															
				Serial #:			Special Features: 0																															
				Year:			Final Total: 186800																															
				Color:			Val/Su Net: 119.06																															
							Val/Su SzAd: 119.06																															
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 050.A-0001-0038.0																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																				
More: N	Total Yard Items:				Total Special Features:				Total:																													